



Masefield Crescent, Balderton, Newark

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OLIVER REILLY



Masefield Crescent, Balderton, Newark

- SPACIOUS SEMI-DETACHED HOME
- CLOSE TO LOCAL AMENITIES
- GF W.C & INTEGRAL STORES
- GATED DRIVEWAY
- MODERNISATION REQUIRED
- THREE SIZEABLE BEDROOMS
- DUAL-ASPECT LOUNGE/DINER
- WONDERFUL CORNER PLOT
- SUPERB INTERNAL & EXTERNAL POTENTIAL
- NO CHAIN. Tenure: Freehold EPC 'D'

ONE TO MAKE YOUR OWN. STEP INSIDE TO SEE THE POTENTIAL..!

Welcome to Masefield Crescent! A delightfully popular and convenient location, situated in the heart of Balderton. Surrounded by heaps of excellent local amenities, school links and transport options, with ease of access onto the A1, A46 and into Newark Town Centre. This highly regarded family home hosts SUPERB SCOPE. Both internally and externally. Standing on a wonderful 0.14 of an acre plot. The possibilities are ENDLESS! The deceptively spacious internal layout comprises: Entrance hall, large 17ft DUAL-ASPECT lounge/diner, spacious kitchen, inner hallway with two useful integral stores and a ground floor W.C. The first floor provides THREE WELL-APPOINTED BEDROOMS and a three-piece shower room. Its obvious the admirable corner plot position will instantly reel-you in! There is a HUGE front garden, with multi-car driveway, via double gates, with dropped kerb vehicular access. Offering PURE POTENTIAL to be adapted for a variety of individual uses. There is also a lovely low-maintenance enclosed rear garden. Further benefits of this sizeable semi-detached home include uPVC double glazing and gas fired central heating. TAKE THE LEAP...This is the perfect find for somebody wanting to add their own stamp! Marketed with NO ONWARD CHAIN..!

Offers in excess of £190,000



ENTRANCE HALL: 11'4 x 7'7 (3.45m x 2.31m)

Accessed via a painted obscure uPVC front entrance door. Providing carpeted flooring, stairs rising to the first floor, a ceiling light fitting, smoke alarm, fitted airing cupboard, housing the hot water cylinder. Painted uPVC double glazed window to the front elevation. Access into the kitchen and lounge/diner.

LOUNGE/DINER: 17'9 x 14'1 (5.41m x 4.29m)

A VERY GENEROUS DUAL-ASPECT RECEPTION ROOM. Providing carpeted flooring, two ceiling light fittings, two double panel radiators and a fitted gas fire, which also acts as the central heating back boiler for the property, with a raised hearth. Painted uPVC double glazed window to the front and rear elevation. Max measurements provided.

KITCHEN: 10'9 x 10'5 (3.28m x 3.18m)

A well-proportioned space. Providing wonderful Parquet flooring. The extensive fitted kitchen hosts a vast range of wall and base units with laminate wood-effect roll-top work surfaces over. Inset stainless steel sink with mixer tap. Provision for a freestanding gas cooker and under counter fridge. Fitted larder cupboard. Painted uPVC double glazed window to the rear elevation. Floor to ceiling tiled splash backs. Ceiling light fitting. Access into a walk-in pantry, via double doors. Providing sufficient storage, carpeted flooring, a wall light fitting, access to the electrical RCD consumer unit and a single glazed window to the side elevation, into the inner hallway. An obscure uPVC side external door leads into the inner hallway.

INNER-HALLWAY: 13'3 x 3'5 (4.04m x 1.04m)

Providing vinyl flooring. A ceiling light fitting, two Painted uPVC double glazed external doors, giving access into the front and rear gardens. There is internal access into both stores and the ground floor W.C.

GROUND FLOOR W.C.: 5'11 x 2'7 (1.80m x 0.79m)

Providing carpeted flooring, a low level W.C, ceramic wash hand basin with chrome taps. Double panel radiator. Ceiling light fitting. Obscure uPVC double glazed window to the rear elevation.

EXTERNAL STORE 1: 7'1 x 6'1 (2.16m x 1.85m)

With vinyl flooring and excellent storage space.

EXTERNAL STORE 2: 6'1 x 2'8 (1.85m x 0.81m)

Providing vinyl flooring, a ceiling light fitting, loft hatch access point and an obscure uPVC double glazed window to the front elevation. With scope to be utilised for a variety of purposes.

FIRST FLOOR LANDING: 8'7 x 3'6 (2.62m x 1.07m)

Providing carpeted flooring, an open balustrade. Ceiling light fitting, smoke alarm and a Painted uPVC double glazed window to the front elevation. Access into the shower room and all three SIZEABLE bedrooms.





MASTER BEDROOM: 12'2 x 10'5 (3.71m x 3.18m)
 A GENEROUS DOUBLE BEDROOM. Located to the rear of the property. Providing carpeted flooring, a ceiling light fitting, double panel radiator and extensive fitted wardrobes. Painted uPVC double glazed window to the rear elevation, overlooking the garden. Max measurements provided, up to fitted wardrobes.

BEDROOM TWO: 10'10 x 10'5 (3.30m x 3.18m)
 AN EQUALLY GENEROUS DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, double panel radiator and painted uPVC double glazed window to the rear elevation, overlooking the rear garden.

BEDROOM THREE: 10'5 x 7'2 (3.18m x 2.18m)
 A WELL-PROPORTIONED BEDROOM. Located at the front of the property. Providing carpeted flooring, a ceiling light fitting, tv point and painted uPVC double glazed window to the front elevation.

SHOWER ROOM: 6'10 x 5'6 (2.08m x 1.68m)
 With wood-effect vinyl flooring. Providing a fitted shower cubicle with electric shower facility. Low level W.C and pedestal wash hand basin. Floor to ceiling tiled splash backs. Single panel radiator, ceiling light fitting, extractor fan and obscure uPVC double glazed window to the side elevation.

EXTERNALLY:
 The property stands on an enviable 0.14 of an acre corner plot. The substantial front garden is accessed via a low-level gated entrance, with a concrete pathway leading to the front entrance door, with external security light. There is a low-level double gated driveway, with dropped kerb vehicular access. Providing off-street parking. The front garden is predominantly laid to lawn, with numerous gravelled and paved hard-standing areas. There are fully fenced side and front boundaries. A side access gate gives access to a paved seating area, leading through to the low-maintenance and fully enclosed rear garden. Extensively paved and gravelled, with various planted areas. There are medium height side and rear boundaries, with access into the property via a secure external rear door.

Services:
 Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a back boiler and uPVC double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 971 Square Ft.
 Measurements are approximate and for guidance only. This includes the integral stores.

Local Authority:
 Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'D'

Local Information & Amenities: Balderton

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	